

PLANNING AND ZONING COMMISSION
STAFF REPORT

August 17 of 2006



RZ 06-18: Gregory K. Taggart (for Alpine Development Group)

CASE DESCRIPTION: request to change the zoning classification from a combination of 'RD-5' Residential District – 5000 and 'C-3' Commercial District, to 'C-3' Commercial District

LOCATION: 6.47 acres of vacant land located at the south end of Ashford Hills Drive, approximately 290 feet southwest from its intersection with Finfeather Road in southwestern Bryan, Bryan, Brazos County, Texas

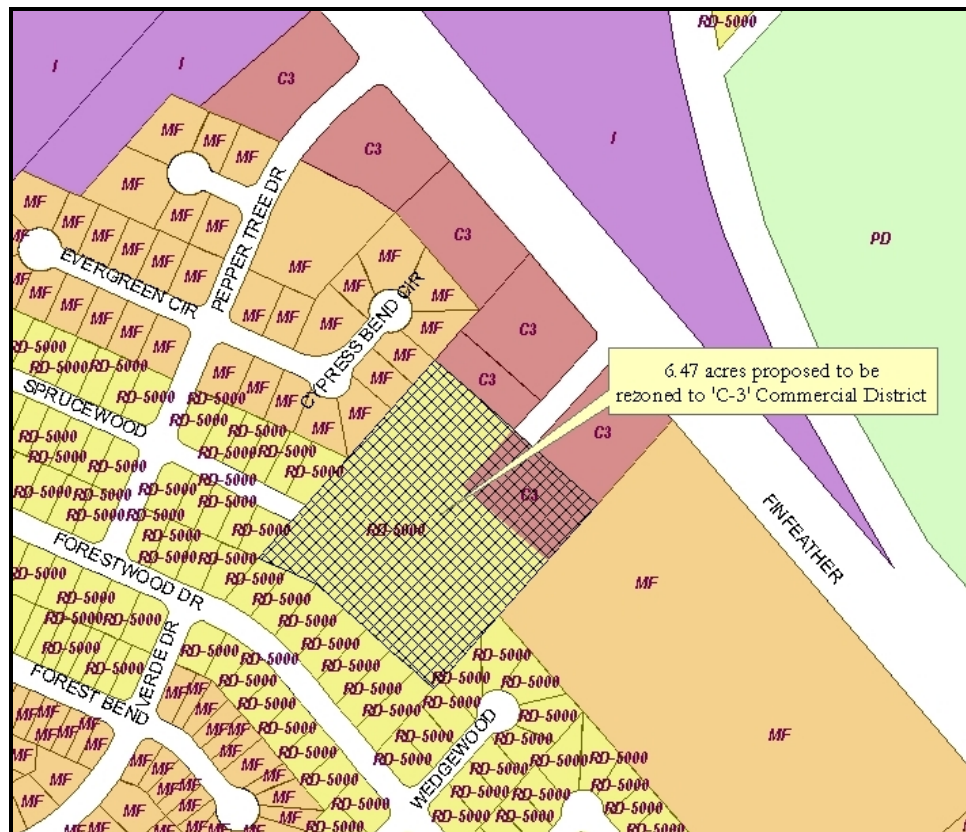
LEGAL DESCRIPTION: 6.47 acres of land out of Zeno Phillips League No. 7, Abstract No. 45

EXISTING LAND USE: vacant acreage

APPLICANT: Gregory K. Taggart (for Alpine Development Group)

STAFF CONTACT: Martin Zimmermann, Project Planner

SUMMARY RECOMMENDATION: Staff recommends **denying** this requested zone change.



BACKGROUND:

The 6.47-acre subject property is currently vacant. Approximately 5.5 acres of these 6.47 acres are currently zoned 'RD-5' District. The remaining approximately one acre is zoned 'C-3' Commercial District. The subject property is adjoined by residentially-zoned properties and existing residential uses on three of its four sides. Property to the northeast at the intersection of Ashford Hills Drive and Finfeather Road is zoned 'C-3' Commercial District. The applicants are requesting to change the zoning classification of this entire acreage to 'C-3' Commercial District.

ANALYSIS:

In making its recommendation regarding a proposed zoning change, the Planning and Zoning Commission shall consider the following factors.

1. Whether the uses permitted by the proposed change will be appropriate in the immediate area concerned; relationship to general area and the City as a whole.

The 'C-3' Commercial District is intended predominantly for heavy retail and commercial uses of a service nature. Operating characteristics which may be typical of uses permitted in the Commercial District include service-oriented, may sell used goods, require warehouse storage and delivery areas, and have a greater service radius than retail stores. Examples of uses allowed by right in C-3 Districts include automobile repair, commercial laundry, feed stores, lumber yards as well as office-warehouse uses and nightclubs. Cabinet shops and manufacturing are potentially allowed in C-3 Districts, with approval of a Conditional Use Permit by the Planning and Zoning Commission.

In this particular case, staff believes that the range and intensity of uses allowed (and potentially allowed) in C-3 Districts could have detrimental impacts on the appearance, comfort and value of existing nearby residential uses. The subject property is surrounded by a large residential neighborhood that adjoins the southwest side of Finfeather Road, along Pepper Tree and Forestwood Drives. This adjoining neighborhood deserves protection from encroachment by intense commercial use.

It is true that lots located immediately northeast of the subject site is already zoned C-3 District and that these lots adjoin residentially-zoned properties. However, staff believes that introducing approximately 6.5 acres of additional C-3 zoning in this particular environment could significantly contribute to the demise of housing quality and living comfort in the adjoining neighborhood.

2. Whether the proposed change is in accord with any existing or proposed plans for providing public schools, streets, water supply, sanitary sewers, and other utilities to the area and shall note the findings.

The subject property adjoins Finfeather Road which is classified as minor arterial street on Bryan's Thoroughfare Plan. Any issues regarding utility capacity will be addressed at the time of development.

3. The amount of vacant land currently classified for similar development in the vicinity and elsewhere in the City, and any special circumstances which may make a substantial part of such vacant land unavailable for development.

Vacant land zoned for commercial development located closest to this site is situated approximately 2,600 feet southwest at the intersection of West Villa Maria Road and Harvey Mitchell Parkway. Staff is not aware of any special circumstances which may make that vacant land unavailable for development.

4. The recent rate at which land is being developed in the same zoning classification as the request, particularly in the vicinity of the proposed change.

Staff contends that commercial developments are developing at a measured pace, in this vicinity and elsewhere in the City.

5. How other areas designated for similar development will be, or are unlikely to be affected if the proposed amendment is approved, and whether such designation for other areas should be modified also.

If the proposed zoning change were approved, staff believes there to be few (if any) effects on other areas designated for similar developments.

6. Any other factors affecting health, safety, morals, or general welfare.

Staff believes that the range and intensity of uses (potentially) allowed in C-3 zoning districts could have detrimental impacts on the appearance, comfort and value of existing (and future) nearby residential uses.

RECOMMENDATION:

Based on the aforementioned consideration, staff recommends **denying** the requested zone change to 'C-3' Commercial District at this location. Staff believes, however, that either a 'C-1' Office District or a Planned Development District allowing light commercial uses on the subject property may provide a useful transition between the residential neighborhood and commercial uses along Ashford Hills Drive.